



Weekly Permit Bulletin

June 15, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[Myers 12920 Top of Slope Buffer Modification](#)

Location: 12920 SE 29th Pl

Subarea: Richards Valley

File Number: 17-111463-LO

Description: Application for Critical Areas Land Use Permit approval to reduce the required top of slope buffer to construct a single family home.

Approvals Required: Critical Areas Land Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 26, 2017

Completeness Date: May 26, 2017

Applicant Contact: Chris Myers, Revision Homes, 425-818-2217,

chris@revisionhomesinc.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Myers 12927 Top of Slope Buffer Modification](#)

Location: 12927 SE 29th Pl

Subarea: Richards Valley

File Number: 17-111464-LO

Description: Application for Critical Areas Land Use Permit approval to reduce the required top of slope buffer to construct a single family home.

Approvals Required: Critical Areas Land Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 26, 2017

Completeness Date: May 26, 2017

Applicant Contact: Chris Myers, Revision Homes, 425-818-2217,

chris@revisionhomesinc.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Brookside Stair Replacement](#)

Location: 11400 SE 6th Street

Neighborhood: Southwest Bellevue

File Number: 17-113355-LO

Description: Application for a Critical Areas Land Use Permit approval to replace two existing exterior staircases to the main building entry and regrade the existing paved pedestrian walkways for ADA accessibility. The project includes mitigation and restoration plantings to mitigate for the impacts to the Sturtevant Creek stream buffer.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 10, 2017

Completeness Date: June 1, 2017

Applicant Contact: Gary Yao, Mackenzie, 206-749-9993

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Nickols Short Plat](#)

Location: 13798 NE 5th Pl

Subarea: Wilburton/NE 8th St.

File Number: 17-113885-LN & 17-113892-LO

Description: Application for Preliminary Short Plat and Critical Areas Land Use Permit approval to subdivide a 2.8 acre parcel into 5 single-family residential lots and a wetland tract. The property is zoned R-2.5. A Critical Areas Land Use Permit approval is required for a proposed reduction to the wetland buffer.

Approvals Required: Preliminary Conservation Short Plat approval, Critical Areas Land Use Permit approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 19, 2017

Completeness Date: June 7, 2017

Notice of Application Date: June 15, 2017

Applicant: Louis Nickols

Applicant Contact: Louis Nickols, 425-603-1670, lbnickols68@gmail.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF APPLICATION

[LVV-1 Trust](#)

Location: 7016 169th Ave SE

Subarea: Newcastle

File Number: 16-129390-LO

Description: Critical Areas Land Use Permit approval to construct a new, 3,250 square-foot single-family dwelling within a steep slope critical area buffer. The proposal is supported by a Critical Areas Report, geotechnical report, and a mitigation plan.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 14, 2016

Completeness Date: May 2, 2016

Notice of Application Date: May 19, 2016

Applicant Contact: Vinh Vuong, TP Home, LLC, 206-390-5277, tphomellc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[TZ & Moon](#)

Location: 6980 169th Ave SE

Subarea: Newcastle

File Number: 16-129393-LO

Description: Critical Areas Land Use Permit approval to construct a new, 2,750 square-foot single-family dwelling within a steep slope critical area buffer and within a Type-O stream buffer. The proposal is supported by a Critical Areas Report, geotechnical report, and a mitigation plan.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 14, 2016

Completeness Date: May 2, 2016

Notice of Application Date: May 19, 2016

Applicant Contact: Vinh Vuong, TP Home, LLC, 206-390-5277, tphomellc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Heberling Property](#)

Location: 672 West Lake Sammamish Parkway NE

Subarea: Northeast Bellevue

File Number: 16-129442-LO

Description: Critical Areas Land Use Permit approval to modify a steep slope critical area to construct a soil-nailed retaining wall and to construct a new single-family residence within the 75-foot toe-of-slope structure setback from the steep slope critical area.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: June 29, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 14, 2016

Completeness Date: May 5, 2016
Notice of Application Date: May 12, 2016
Applicant Contact: Brian Heberling, 425-890-9186, brian@alloydg.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov